
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	3430 34th Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	May 27, 2021	X Alteration
H.P.A. Number:	21-322	New Construction
		Demolition

Saltbox Design, representing the owners, seeks concept design review for garage replacement, construction of a one-story side addition, minor window changes on the side elevations, and replacement in-kind of the shingles and trim on a 1919 house in the Cleveland Park Historic District.

Proposal

The plans call for building a 6'6" wide x 28' deep one-story addition on the side of the house to be finished in shingle and multi-paned windows to match those on the body of the house. A basement areaway would be constructed on the side of the addition, accessed from the rear. The shingles and trim on the house, both of which exhibit significant deterioration (splitting, wood rot) would be replaced to match the existing profiles. The garage, which has been altered and expanded over time and also exhibits both a sagging roofline and the same deterioration to its finishes as the house, would be replaced with a new garage to replicate the basic form and finishes as the existing but would be widened from 11'9" to 15' and shortened from 28' to 22' deep to accommodate a contemporary vehicle.

Evaluation

The addition is subordinate in size and placement and compatible in materials, fenestration and roofline with the house and the historic district. The replacement of the shingles and trim and of the garage is warranted by their deteriorated condition, and the replacements will replicate the originals.

Recommendation

The HPO recommends that the Review Board find the concept as compatible with the property and historic district, and that final construction plan approval be delegated to staff.

Staff contact: Steve Callcott